

1 [General Plan - Potrero Power Station Mixed-Use Project]

2

3 **Ordinance amending the General Plan to revise the Central Waterfront Plan, the**
 4 **Commerce and Industry Element, the Recreation and Open Space Element, the**
 5 **Transportation Element, the Urban Design Element, and the Land Use Index, to reflect**
 6 **the Potrero Power Station Mixed-Use Project; adopting findings under the California**
 7 **Environmental Quality Act; making findings of consistency with the General Plan, and**
 8 **the eight priority policies of Planning Code, Section 101.1; and adopting findings of**
 9 **public necessity, convenience, and welfare under Planning Code, Section 340.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 13 **Board amendment additions** are in double-underlined Arial font.
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 15 **Asterisks (* * * *)** indicate the omission of unchanged Code
 16 subsections or parts of tables.

14

15 Be it ordained by the People of the City and County of San Francisco:

16 Section 1. Environmental and Planning Code Findings.

17 (a) California Environmental Quality Act.

18 (1) At its hearing on January 30, 2020, and prior to recommending the proposed
 19 General Plan Amendments for approval, by Motion No. 20635 the Planning Commission
 20 certified a Final Environmental Impact Report (FEIR) for the Potrero Power Station Mixed-Use
 21 Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California
 22 Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Cal. Code Reg.
 23 Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is
 24 on file with the Clerk of the Board of Supervisors in File No. 200174, and is incorporated
 25 herein by reference. In accordance with the actions contemplated herein, this Board has

1 reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's
2 certification of the FEIR, and finds that the actions contemplated herein are within the scope
3 of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on January 30, 2020, by Motion No.
5 26036, the Planning Commission also adopted findings under CEQA, including a statement of
6 overriding considerations, and a Mitigation Monitoring and Reporting Program (MMRP).
7 Copies of said Motion and MMRP are on file with the Clerk of the Board of Supervisors in File
8 No. 200174, and are incorporated herein by reference. The Board hereby adopts and
9 incorporates by reference as though fully set forth herein the Planning Commission's CEQA
10 approval findings, including the statement of overriding considerations. The Board also adopts
11 and incorporates by reference as though fully set forth herein the Project's MMRP, dated
12 January 10, 2020, and on file with the Clerk of the Board in File No. 200174.

13 (b) Planning Code Findings.

14 (1) Under Charter Section 4.105 and Planning Code Section 340, any
15 amendments to the General Plan shall first be considered by the Planning Commission and
16 thereafter recommended for approval or rejection by the Board of Supervisors. On January
17 30, 2020, by Resolution No. 20637, the Planning Commission conducted a duly noticed public
18 hearing on the General Plan Amendments pursuant to Planning Code Section 340, and found
19 that the public necessity, convenience and general welfare require the proposed General Plan
20 Amendments, adopted General Plan Amendments, and recommended them for approval to
21 the Board of Supervisors. A copy of the Planning Commission Resolution No. 20637, is on file
22 with the Clerk of the Board of Supervisors in File No. 200174, and incorporated by reference
23 herein.

24 (2) On January 30, 2020, the Planning Commission, in Resolution No. 20639,
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
3 the Board of Supervisors in File No. 200174, and is incorporated herein by reference.

4 Section 2. The General Plan is hereby amended by revising the Central Waterfront
5 Plan, as follows:

6 OBJECTIVE 1.1

7 ENCOURAGE THE TRANSITION OF PORTIONS OF THE CENTRAL WATERFRONT
8 TO A MORE MIXED-USE CHARACTER, WHILE PROTECTING THE NEIGHBORHOOD'S
9 CORE OF PDR USES AS WELL AS THE HISTORIC DOGPATCH NEIGHBORHOOD

10 * * * *

11 Adjacent to the Pier 70 area, the Potrero power plant ~~is expected to cease~~ operations
12 ~~sometime in 2011 subject to a Settlement Agreement between the City and the previous owner, Mirant~~
13 ~~Potrero LLC the future. While contamination of the soil here will preclude housing development on~~
14 ~~The Settlement Agreement provided Mirant or a future property owner the opportunity to work with~~
15 ~~the City and community on a reuse plan for the site that could achieve community benefits and~~
16 ~~objectives. The power plant site is, it will be an opportunity, similar to Pier 70, for residential and~~
17 mixed-use development ~~in the future~~ that could also include larger activities such as
18 commercial as well as research and development uses. ~~A future community planning process for~~
19 ~~this site will help determine exactly what should occur on the site.~~

20 * * * *

21 In areas controlled by the Port ~~as well as the Potrero Power Plant site~~, maintain existing
22 industrial zoning pending the outcome of ~~separate~~ planning processes for these areas.

23 * * * *

24 POLICY 1.1.8

1 Consider the Potrero power plant site as an opportunity ~~for reuse~~ for larger-scale
2 commercial and research establishments as part of a mixed use development.

3 * * * *

4 Map 2: (“Generalized Zoning Districts”), update Pier 70 and ~~the~~ Potrero ~~power plant~~
5 ~~site~~ description as follows: ~~Maintain existing manufacturing zoning here. After Pier 70 and plant~~
6 ~~site planning processes are complete, consider e~~Changing zoning to reflect the development plans
7 for the Pier 70 and Potrero power plant site~~the outcome of the processes~~.

8 * * * *

9 OBJECTIVE 5.1

10 PROVIDE PUBLIC PARKS AND OPEN SPACES THAT MEET THE NEEDS OF
11 RESIDENTS, WORKERS AND VISITORS

12 In a built-out neighborhood such as this, finding sites for sizeable new parks is difficult.
13 However, it is critical that at least one new substantial open space be provided as part of this
14 Plan. This Plan identifies a number of potential park sites: the area behind the IM Scott School
15 site, which is currently used for parking, expansion of Warm Water Cove and the development
16 of Crane Cove Park on Pier 70. ~~Additionally, a~~As part of a long-term planning process ~~for~~
17 ~~the Potrero Power Plant site and the Pier 70 site~~Planning process, the area surrounding Irish Hill is
18 ~~also~~ identified as a potential park site. Additionally, any development on the Potrero power plant
19 site should include public open space. Finally, an improved waterfront at the end of 22nd Street
20 would provide a much needed bayfront park site and should be considered as part of any
21 long-term plans for Pier 70.

22 Section 3. The General Plan is hereby amended by revising the Commerce and
23 Industry Element, as follows:

24 Map 1 (“Generalized Commercial and Industrial Land Use Plan”), remove General
25 Industry designation from Potrero Power Station site and designate commercial blocks

1 (Blocks 2, 3, 11, 12, 15) as Business and Services, as shown in the Potrero Power Station
2 Special Use District, Planning Code Section 249.87.

3 Map 2 (“Generalized Commercial and Industrial Density Plan”), remove 3.0:1 FAR
4 density designation for Potrero Power Station site and add a boundary area for Potrero Power
5 Station site with a line that leads to a reference that states “See Potrero Power Station Special
6 Use District, Section 249.87 of the Planning Code for density controls therein.”

7 * * * *

8 OBJECTIVE 4: IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY,
9 THE EQUITABLE DISTRIBUTION OF INFRASTRUCTURE, AND THE ATTRACTIVENESS OF
10 THE CITY AS A LOCATION FOR NEW INDUSTRY.

11 * * * *

12 **Policy 4.12: As obsolete or underutilized infrastructure and heavy industrial uses are**
13 **decommissioned, consolidated or relocated, ensure that new uses on such sites complement the**
14 **adjacent neighborhood and address environmental justice considerations while also reflecting**
15 **broader contemporary City priorities.**

16 Occasionally the opportunity arises to rethink the use and design of large sites occupied by a
17 large heavy industry, utility or infrastructure use, many of which are legacies of investments,
18 development patterns, and decisions from past eras, as these sites are shuttered, downsized or
19 relocated due to economic, regulatory or technological changes. Planning for these sites should
20 carefully consider the needs of adjacent neighborhoods, particularly where former industrial and
21 infrastructure uses, such as fossil fuel-powered power plants, historically created environmental justice
22 burdens for area residents, while balancing the larger policy goals of the City applicable to the site,
23 such as the development of community-serving facilities, public space, housing, economic development,
24 and modern, clean infrastructure or industry, to advance sustainability, resiliency and economic
25 diversity goals.

1 Section 4. The General Plan is hereby amended by revising Map 3 of the Recreation
2 and Urban Space Element (“Existing & Proposed Open Space”), as follows:

3 Add proposed open space depicted in the “Potrero Power Station Mixed-Use Project
4 Special Use District, Section 249.87 of the Planning Code.”

5 Section 5. The General Plan is hereby amended by revising Map 11 of the
6 Transportation Element (“Citywide Pedestrian Network”), as follows:

7 Add proposed Bay Trail Recreational Loop to map through the Potrero Power Station
8 and Pier 70 project sites.

9 Add “Proposed Bay Trail Recreational Loop” route to legend.

10 Section 6. The General Plan is hereby amended by revising the Urban Design
11 Element, as follows:

12 Map 4 (“Urban Design Guidelines for Height of Buildings”), add to the map notes: “Add
13 a shaded area with a new height designation with a range between 65-240 feet in the location
14 of the former Potrero Power Plant, as shown in the Potrero Power Station Special Use
15 District, Planning Code Section 249.87.

16 Map 5 (“Urban Design Guidelines for Bulk of Buildings Map”), add the following
17 language to map notes: “Add asterisk and add: ‘See Potrero Power Station Special Use
18 District, Planning Code Section 249.87.’”

19 Section 7. The Land Use Index shall be updated as necessary to reflect the
20 amendments set forth in Sections 3, 4, 5, and 6, above.

21 ///

22 ///

23 ///

24 Section 8. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3

4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: _____
7 Austin M. Yang
8 Deputy City Attorney

9 n:\legana\as2019\2000059\01420323.docx

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25